held on 19-4-87 many earlier specifications were upgraded/added like mosaic/flooring in two categories of flats instead of ordinary cement flooring other than in bath-room, kitchen and toilet, use of white marble stone flooring in kitchen, toilet and bathroom in all the categories of the flats, use of glazed tiles even in LIG (A type of flat) economically weaker section-Janta (AA type of flat-one room set), outer grit wash for the entire building consisting of all the flats in lieu of ordinary plaster, steel grills for all windows, steel grilling for the balconies, provision for fixing of fly-proof shutter for all the flats, provision for central T.V. Anetna, provision for individual 'Syntex Tank' for each flat of 500 litre capacity instead of common overheld R.C.C tanks, provision for deep tube-well for constant water supply (apart from municipal connection), underground storage tanks with booster-pump house, Electrical Sub-station and connected DESU charges for laying cables etc.

Apart from this, there has been statutory increase in labour cost which was payable to the contractor by the Society in terms of the contract, statutory increase in materials like steel, electrical, copper wires, glazed tiles, RCC pipes, doors and grills, sanitary wares etc. had to be paid by the Society in terms of the Contract which was unavoidable.

In view of the above the cost escalation has occurred. The Project is still under construction and the final cost will be known on its completion only. The latest estimated cost of Project as estimated by Society's Architect is Rs. 6.91 Crores which approximately works out to be Rs. 162/-per sq. ft. and which by all standards with the prevailing price level has been considered to be most economical.

It may be appreciated that escalation in cost of flats is only for the above mentioned reasons and it is sympathically denied that this has been due to defective planning, execution, deviation in quantity or other irregularities as stated.

Even the auditors appointed by the Registrar Coop. Soc. which audited the accounts of the Society have not pointed out any irregularity in the execution/purchase of materials etc.

In view of the position explained above, the comparative statement and original estimated cost, quantity etc. and the revised cost is not required to be furnished.

Reports of the Committees on functioning of Paryatan Vihar Group Housing Society

3177. SHRI ATAL BIHARI VAJPAYEE: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that in order to have the proper functioning and executing the prestigious housing project of 515 flats at an estimated cost of about Rs. 5.5 crores, Paryatan Vihar Group Housing Society constituted two Committees in the year 1986 and 1987;

(b) whether the above Committees have submitted their Reports to the Society; and

(c) if so, the broad recommendations of the said Committee (s) with action taken on each of the suggested recommendations by the Managing Committee of the Society to Safeguard the interests of its Members?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI DALBIR SINGH): (a) to (c) The information asked for concerns the General Body of the Society. The information furnished by the Society in this regard is given in the enclosed Statement.(*See* below) The Registrar of Cooperative Societies has intimated that no complaints have been received in his office in this regard.

It is not a fact that in order to minitor proper functioing and execution of the housing project of 515 flats, the Society constituted two Sub-Committees in the year 1986 and 1987. In order to protect the interest of the Society apart from the technical qualified Architect, who had been appointed by the Society, the Managing Committee of the Society in its meeting held on 5th March, 1986 constituted a Technical Advisory Sub-Committee to examine the reasonableness of the rates quoted by the various Contractors who submitted tender documents. The Technical Advisory Sub-Committee had failed to submit its report before the stipulated date fixed for negotiations with the tenderers for finalisations/ selection of contractor. Even then on the basis of comments of the Technical Advisory Sub-Committee, tender document were modified to the extent feasible before its acceptance. The award of the contract or the construction of 515 dwelling units was approved by the General Body in its meeting held on 18-3-1986.

Another Sub-Committee was constituted by the General Body in its meeting held on 21-12-1987 (i) to analyse the estimated cost of construction of various type of flats on the basis of actual expenditure already incurred and anticipated expenditure as worked out by the Society's Architect and (ii) to recommend economy in expenditure without affecting the specifications/quality of work and material.

The report submitted by the Committee was thoroughly discussed when the same was placed before the General Body Meeting held on 10-9-88. The General Body was fully satisfied with the action taken by the Society on the report of the Sub-Committee.

There has been no sub-standard execution of work and all the work carried out for and on behalf of the Society by the Contractor have been in accordance with the schedule of quantity and detailed specifications. It was also certified that the execution of work was done in accordance with the specifications in regard to quantity/quality etc. by the Architect.

In view of the position explained above, the broad recommendations of the Sub-Committees alongwith replies thereto of the Society are not required to be furnished.

Loss to NCCF due to supply of superior quality of rice

3178. SHRI KAILASH PATI MISHRA: Will the Minister of FOOD AND CIVIL SUPPLIES be pleased to state:

(a) the names of officers responsible for shipping 2635 MTs of the PR-106 quality rice which is much costlier than IR-8 Quality;

(b) the total cost difference between PR-106 quality and IR-8 quality on the 2635 MT and loss suffered by federation due to this decision;

(c) the name of the authority who took this decision; and

(d) whether any action has been taken against the persons involved; if so, the details thereof?

THE MINISTER OF STATE IN THE MINISTRY OF FOOD AND CIVIL SUPPLIES (SHRI SUKH RAM): (a) The name of the then Regional Manager (West) of NCCF who was incharge of the work of shipment of stocks was shri R. S. Lall.

(b) The landing cost for PR-106 was Rs. 2343.92 MT and that of IR-8 rice was Rs. 2319.30 PMT. The price difference works out of Rs. 13.82 lakhs. The stocks of PR-106 rice shipped in place of IR-8 rice, fetched export price of US$ 307 PMT equivalent to Rs. 3438 PMT which was higher